



## Woodbine Avenue

Leicester, LE2 1AJ

**Guide Price £140,000**



\*\*\*\*\*FOR SALE BY PUBLIC AUCTION 25TH JULY 2024 AT 2.00PM. REGISTER TO BID\*\*\*\*\*

A two bedroomed end of terrace house on a pleasant Victorian walk way just off London Road. Within walking distance of the train station and the city centre. Residents permit parking nearby.

Two reception rooms and a fitted kitchen. Two bedrooms and bathroom. Pleasant gardens to the front and rear. Gas central heating and double glazing. Ideal Buy to Let Investment.



**Lounge 12'3" x 10'10" (3.74m x 3.32m)**

**Sitting Room 11'7" x 10'11" (3.54m x 3.35m)**

**Kitchen 10'8" x 5'2" (3.26m x 1.58m)**

**Landing**

**Bedroom 1 12'7" x 10'11" (3.85m x 3.35m)**

**Bedroom 2 10'8" x 8'7" (3.26m x 2.64m)**

**Bathroom 10'8" x 5'2" (3.26m x 1.59m)**

**Outside**

Forecourt garden to the front. Enclosed rear yard area.

**Tenure**

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneer.

**Disbursements**

Please see the legal pack for any disbursements listed that may become payable by the buyer.

**Buyer's Administration Fee**

Buyers will be required to pay an auction administration fee of £1,250 + VAT (£1500.00) upon exchange of contracts.

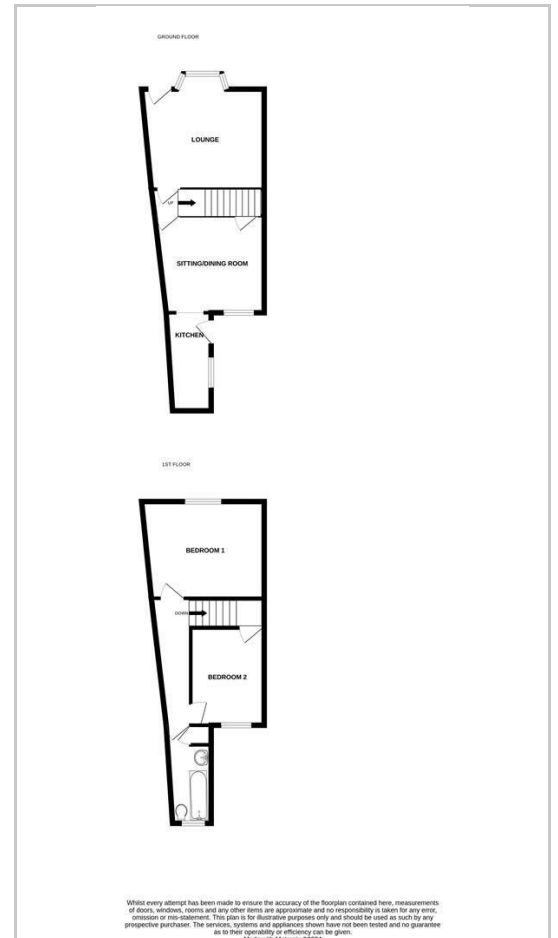
**Consumer Protection Legislation**

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

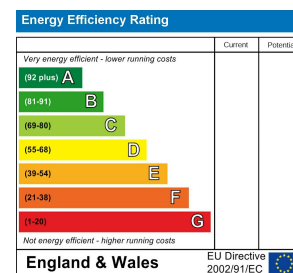
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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